THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 30, TOWNSHIP 31 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF EIGER BAY MECCA, DIV, NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 80, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE NORTH 04078\* EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 80.00 FEET TO THE FRUE POINT OF BEGINNING, THENCE CONTINUE NORTH 04076\* EAST, ALONG THE WEST LINE OF THE EAST THALF OF SAID SUBDIVISION, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION, THENCE SOUTH 8824/30" EAST ALONG THE WEST LINE OF THE SOUTHWEST OLIVATER OF THE NORTH INE OF THE SOUTHWEST OLIVATER OF THAT PARCEL OF LAND COUNTY, WASHINGTON; THENCE SOUTH O4078\* THE NOR OTHER SOUTHWEST OLIVATER OF THAT PARCEL OF LAND COUNTY, WASHINGTON; THENCE SOUTH O4078\* MEST ALONG THE SOUTH WASTOLATON; THENCE SOUTH O4078\* MEST ALONG THE SOUTH WEST AND COUNTY, WASHINGTON; THENCE SOUTH O4078\* MEST ALONG THE SOUTH WESTERLY PROFILE OF THAT PARCEL OF LAND CONNERSOT OF THAT PARCEL OF LAND CONNERSOT OF THAT PARCEL OF LAND CONNERSOT OF THE SOUTHWEST CORNER OF THAT PARCEL OF THE SOUTHWEST CORNER OF THAT PARCEL OF THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF THE RECARD THE RECARD THE RECARD WEST ALONG THE RECARD THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 328/25", AN ARC DISTANCE OF TO THE SOUTHWEST ALONG THE RECARD WEST A DISTANCE OF TO THE BEAST OF THE ALONG THE ALONG THE FAST ALONG THE FAST LINE OF SAID PART THENCE NORTH 8914/20" WEST A DISTANCE OF TO THE NORTHWEST ADDITANCE OF ALONG THE TO THE NORTHWEST OLIVATE OF THE SOUTH SOUTHWEST OLIVATED OF THE SOUTH SOUTHWE

(ALSO KNOWN AS LOT A OF BOUNDARY LINE ADJUSTMENT NO. 422/98 APPROVED MAY 19, 1999 AND RECORDED JUNE 4, 1999 UNDER AUDITOR'S FILE NO. 99013374, RECORDS OF ISLAND COUNTY,

SITUATED IN ISLAND COUNTY, WASHINGTON.

 $\mathcal{E}$ TRACTS A, B, C & D SHALL BE OWNED, MAINTAINED AND USED IN ACCORDANCE WITH THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED

### UNDER AF NO 4144879

- (2) OPEN SPACE HAS BEEN ESTABLISHED IN ACCORDANCE WITH ICC 17.03.180.S. FUTURE DEVELOPMENT WILL NOT REQUIRE THE RECORDING OF ADDITIONAL OPEN SPACE. LANDSCAPING, SCREENING, AND ALL OTHER NON-RESIDENTIAL DEVELOPMENT REGULATIONS AS REQUIRED BY ICC 17.03.180 SHALL STILL APPLY.
- (3)NO VARIANCE OF ISLAND COUNTY SETBACK REQUIREMENTS SHALL BE GRANTED FOR LOTS  $1\!-\!7$  AND  $9\!-\!12$ .
- ${\mathfrak F}$ (4) APPLICANT AND APPLICANT'S HEIRS, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSEES, HEREBY ACKNOMLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS NOTICE, AND THE ACCEPTANCE AND RECORDING OF THIS INSTRUMENT, THAT 1) THE PROPERTY HEREIN DESCRIBED IS SITUATED MITHIN FIVE HUNDRED (500) FEET OF AGRICULTURAL, FOREST LAND, OF A SURFACE MINING OPERATION, OR LANDS DESIGNATED MINIERAL LANDS OF LONG TIERM COMMERCIAL SIGNIFICANCE; 2) A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR ON THESE LANDS THAT ARE NOT COMPATIBLE MITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION, AND THEREFORE THE PROPERTY MAY BE SUBJECT TO NOISE DUST, SMOKE AND ODORS RESULTING FROM HARVEST, PLANTING, FERTILIZATION, WASTE DISPOSAL AND PEST CONTROL ASSOCIATED MITH PERMITTED AGRICULTURAL, SURFACE MINING OR FOREST PRACTICES; 3) FOR MINIERAL LANDS THESE ACTIVITES MAY INCLUDE MINING, EXTRACTION, SCREENING, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS; AND 4) THESE PRACTICES, WHEN PERFORMED IN ACCORDANCE MITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE UNLESS THE ACTIVITY HAS A SUBSTANTIAL ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY. BY THE RECORDING OF THIS NOTICE, THE COUNTY DOES NOT INTEND TO AFFECT OR IMPAIR ANY RIGHT TO SUE FOR DAMAGES UNDER RCW 7.48.305.
- EACH RESIDENTIAL LOT DEVELOPMENT SHALL INSTALL STORMWATER CONTROL FACILITY (DRYWELL) AS PER DETAILS SHOWN ON THE APPROVED STORMWATER PLAN.

(5)

- 6) DEVELOPMENT OF EACH PARCEL SHALL EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROLS TO PREVENT TRANSPORT OF SEDIMENT INTO THE ROADSIDE SWALES/STORMWATER SYSTEM.
- DIRECT VEHICULAR ACCESS FROM LOTS 1-7 AND 9-13 TO BARTL DRIVE IS RESTRICTED TO THE APPROVED LOCATIONS SHOWN HEREON.

Addition, ISLAND COUNTY

BY: Jum Jumb LOS

FILED FOR RECORD AT THE REQUEST OF MIXE HAYES THIS 22 DAY OF 1205, AT 3:25 MINUTES PAST 2 M. AND RECORDED IN VOL. 15 OF PLATS, PAGE SON AFN 1144878 RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

## RESTRICTIONS CONTINUED

THE

E S

OF

SECTION 30,

TWP.

31N.,

RNG

3E.,

W. M.

ISLAND COUNTY,

WASHINGTON.

- 8 NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAY IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT. NO ALTERATION OF THE ACCESS POINTS OR OTHER ROADSIDE DRAINAGE SYSTEM IS PERMITTED WITHOUT APPROVAL OF THE ISLAND COUNTY ROADS DEPARTMENT.
- 9
- THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS:

   POWER EASEMENT AF NO 291716 (UNSURVEYABLE)

   ACCESS AND UTILITY EASEMENT AF NO 303396

   WATERLINE EASEMENT AF NO 89016031 (UNSURVEYABLE)

   NGPA EASEMENT AF NO 99017238

   PUD/VERIZON EASEMENT AF NO 4095099 (UNSURVEYABLE)
- 4095099 (UNSURVEYABLE)
- (10) PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:

  1. A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.

  2. A SEWAGE DISPOSAL SYSTEM PERMIT MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
- THE EMERGENCY ACCESS EASEMENT ACROSS LOTS 9, 10 & 13 AS SHOWN HEREON IS HEREBY GRANTED AND COVEYED TO THE USE OF EMERGENCY VEHICLES TO ACCESS THE ADJOINING FIRE HYDRANT.

 $\mathfrak{B}$ 

(12) THE ACCESS EASEMENT ACROSS LOT 12 AND TRACT C AS SHOWN HEREON IS GRANTED AND COVEYED TO LOT 13 FOR ACCESS AND UTILITIES. HEREBY

### OFFSITE DRAINFIELDS

- PARCEL I GRANTOR PORTIONS OF LOTS 9, 12 AND TRACT C AS SHOWN HEREON. PARCEL II GRANTEE LOTS 2, 3, 6, 7 & 13
- IT IS THE PURPOSE OF THESE GRANTS AND COVENANTS TO PREVENT CERTAIN PRACTICES HEREINAFTER ENUMERATED IN THE USE OF SAID GRANTOR'S LAND, WHICH MIGHT BE DELETERIOUS AND INJURIOUS TO THE PUBLIC HEALTH, SAFETY AND WELFARE.
- (a) NOW, THEREFORE, THE GRANTOR(S) AGREE(S) THAT SAID GRANTOR(S) HEIRS, SUCCESSORS AND ASSIGNS WILL NOT CONSTRUCT, MAINTAIN OR SUFFER TO BE CONSTRUCTED OR MAINTAINED UPON THE SAID LAND OF THE GRANTOR'S DESCRIBED ABOVE UNDER THE HEADING "PARCEL I" SO LONG AS THE SAME IS USED FOR MAINTENANCE AND REPAIR AND OPERATION OF A SEPTIC TANK TIGHTLINE AND/OR DRAINFIELD. THE GRANTOR(S) SHALL BE RESPONSIBLE FOR PROVIDING PROTECTION OF THE DRAINFIELD AND RESERVE AREAS FROM:

- (I) EUROPOACHMENT BY BUILDINGS OR CONSTRUCTION SUCH AS PLACEMENT OF SIMMING POOLS, POWER POLES, UNDERGROUND IRRIGATION SYSTEMS AND UNDERGROUND UTILITIES:

  (II) COVER BY STRUCTURES OR IMPERIOUS MATERIAL;
  (III) SURFACE DRAINAGE;
  (IV) SOIL COMPACTION, FOR EXAMPLE BY VEHICULAR TRAFFIC OR LIVESTOCK; AND (V) DAMAGE BY SOIL REMOVAL AND GRADE ALTERATION;
  (IV) DORRECT DRAINS, SUCH AS FOOTING OR ROOF DRAINS AWAY FROM THE AREA MADER THE COSS IS LOCATED;
  (IV) DIRECT DRAINS, SUCH AS FOOTING OR ROOF DRAINS AWAY FROM THE AREA MAD INTEREST TO THE PROPERTY DESCRIBED AND UNDERSTOOD THAT UNITY OF RIGHT, TITLE AND INTEREST TO THE PROPERTY DESCRIBED ABOVE UNDER THE HEADING "PARCEL !" AND "PARCEL !I", SHALL NOT AFFECT THESE COVENANTS AND EASEMENTS AND THE SAME SHALL RUN WITH THE LAND UNTIL SUCH TIME AS THIS EASEMENT IS TERMINATED ACCORDING TO THE TERMS ENUMERATED IN PARAGRAPH (3)(c) HEREOF.
  (c) THE GRANTOR(S) FURTHER AGREE(S) THAT SAID COVENANTS AND EASEMENT SHALL RUN WITH THE LAND SHALL BE BINDING ON ALL PARTIES ASSUMING OR ACQUIRING ANY RIGHT, TITLE OR INTEREST IN THE LAND DESCRIBED HEREIN OR ANY PART THEREOF, AND SHALL INVERE TO THE BENEFIT OF EACH OWNER THEREOF UNTIL SUCH TIME AS A SANITARY SEMER TO THE BENEFIT OF EACH OWNER THEREOF UNTIL SUCH TIME AS A SANITARY SEMER TO APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT IS AVAILABLE AND CONNECTION IS PERMITTED BY THE SEMEN THE THE HEADING "PARCEL II", AT WHICH TIME THE PROPERTY DESCRIBED ABOVE UNDER THE HEADING "PARCEL II", AT WHICH TIME THE PROPERTY AND COVENANTS WILL TERMINATE WITHOUT FURTHER NOTICE UPON THE RECORDING OF A RELEASE OF THIS EASEMENT AND COVENANTS SIGNED BY THE ISLAND COUNTY HEALTH DEPARTMENT OFFICER.
- £ THE OFF-SITE PROPERTY OWNER(S) OF PARCEL II (GRANTEES) IS (ARE) RESPONSIBLE FOR PROPERLY OPERATING AND MAINTAINING THE OSS (ON-SITE SEWAGE SYSTEM), AND THE ENTIRE LENGTH OF SEWAGE TRANSPORT LINE BETWEEN "PARCEL I AND PARCEL II, AND SHALL:

STATE OF WASHINGTON ) SS

(a) DETERMINE THE LEVEL OF SOLIDS AND SCUM IN THE SEPTIC TANK AND PUMP CHAMBER (IF APPLICABLE) ONCE EVERY THREE YEARS;
(b) EMPLOY AN APPROVED PUMPER TO REMOVE THE SEPTIAGE FROM THE TANK(S) WHEN THE LEVEL OF SOLIDS AND SCUM INDICATES THAT REMOVAL IS NECESSARY. THE SEPTIC TANK SHALL BE PUMPED WHEN THE TOTAL AMOUNT OF SOLIDS EQUALS OR EXCEEDS ONE—THIRD (1/3) THE VOLUME OF THE TANK. THE PUMP AND/OR SIPHON CHAMBER(S) SHALL BE PUMPED WHEN ANY SOLIDS ARE PRESENT;
(c) KEEP THE FLOW OF SEWAGE TO THE OSS AT OR BELOW THE APPROVED DESIGN BOTH IN QUANTITY AND WASTE STRENGTH;
(d) OPERATE AND MAINTAIN ALTERNATIVE SYSTEMS AS DIRECTED BY THE HEALTH OFFICER;

MARK THE EASEMENT AREA WITH PERMANENT MONUMENTS; AND PROVIDE VEGETATION MAINTENANCE OVER DRAINFIELD.

# DEDICATION AND ACKNOWLEDGMENT

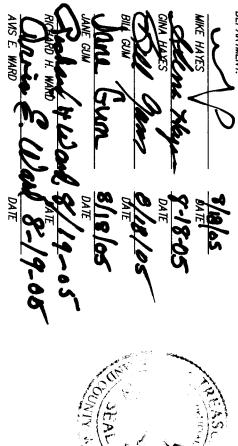
KNOW ALL PERSONS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE 60 FOOT MIDE ACCESS AND UTILITY EASEMENT ON LOT 2 THROUGH 7, LOTS 9 THROUGH 13 AND THE 40-60 FOOT EASEMENT ON LOT 1 FOR ROAD AND UTILITY PURPOSES AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NO INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS. ALSO THE RIGHT TO MAKE NECESSARY CUTS AND FILLS UPON THE LOTS, TRACTS ETC. SHOWN ON THE PLAT TO SUPPORT THE MAINTENANCE OF SAID ROADS AND ASSOCIATED DRAINAGE FACILITIES. ALSO THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE STORM WATER FACILITIES HAVE BEEN INSTALLED AND WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROADS ARE GRADED.

NO ALTERATION OF EXISTING LOT ACCESS POINTS OR ROADSIDE DRAINAGE SWALES, CULVERTS, CATCH BASINS, CHECK DAMS OR ANY OTHER ASSOCIATED DRAINAGE CONTROLS IS ALLOWED MITHOUT PRIOR AUTHORIZATION OF ISLAND COUNTY PUBLIC WORKS DEPARTMENT.

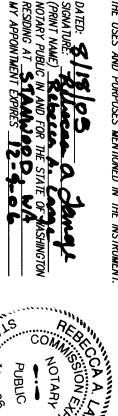
TREASURER'S CERTIFICATE

OF WASHING

PUBLIC



COUNTY OF SCHOOL OR HAVE S

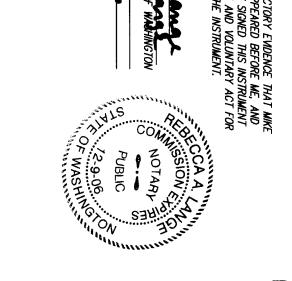


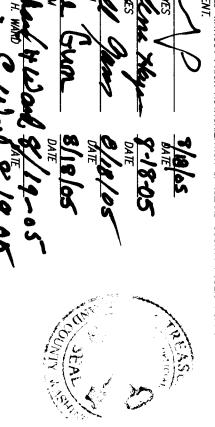


COUNTY OF JECKNO\*)

THE PLANT SAN SATISFACTORY ENDENCE THAT MIKE I CERTIFY THAT I KNOW OR HAVE SATISFACTORY ENDENCE THAT MIKE & GINA HAYES ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.







STATE OF WASHINGTON ) ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BILL & JANE GUM ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



PUBLIC SHARE

ELAINE MARLOW
CLERK OF THE BOARD

LAM J. BYRD, MEMBER

STATE OF WASHINGTON ) SS

COUNTY OF ISLAND )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY ENDENCE THAT RICHARD H. & AUS E. WARD ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE

ATED: 8 19 05

IGNATURE: DEMOCRATICE OF MASHINGTON

OTHER STATE OF MASHINGTON

APPOINTMENT EXPIRES 1-19-07

S NOW AND WALLES

NCGILL

PRIVATE WATER AND SEPTIC TRANSPORT LINES LOCATED WITHIN SAID EASEMENT ARE THE RESPONSIBILITY OF THE WATER SERVICE PROVIDER AND INDIVIDUAL LOT OWNERS TO WHICH SAID UTILITIES SERVE. ANY REPAIR, MAINTENANCE, REPLACEMENT OR INSTALLATION OF PRIVATE UTILITIES WITHIN THE PUBLIC EASEMENT REQUIRES PRIOR APPROVAL BY ISLAND COUNTY PUBLIC WORKS DEPARTMENT.

GRANTED HEREIN IS A WAVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE SUBJECT LOTS WITHIN THE SUBJINSION BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PUBLIC ROAD.

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2006

SIGNATURE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2006

SIGNATURE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2006

SIGNATURE

SIGNATURE

CERTIFICATE OF TITLE

RECORDED August 22, 2005, IN VOLUME AUDITOR'S 4144877 RECORD'S OF ISLAN 05, IN VOLUME PAGE 200, UNDER RECORD'S OF ISLAND COUNTY, WASHINGTON.

PLANNING DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISION AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS DAY OF PLUGUS+ 2005. 8/19/05 MTE

ENGINEER'S APPROVAL CERTIFICATE

EXAMINAD AND APPROVED IN ACCORDANCE WITH RCW 5817.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS // PLAN OF LAND 2005.

PALL COUNTY ENGINEER BATE

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE 

MEMAN 8-22-05 DATE

8-22-05 DATE 8-22-05 DATE 8-22-05 DATE

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SURVEYOR:	SW 1/4	
	OF THE SE 1/4 OF SE LONG PLAT NO. PLP	ELGER GLEN
	СПО 119/(	浻
	1 30, TWP. 31N., RNI 13.R33130-094-379	GLEN
	S <i>3E.,</i>	
	SURVEYOR:	SW 1/4 OF THE SE 1/4 OF SECTION 30, TWP. 31N., RNG 3E., W LONG PLAT NO. PLP 119/03.R33130-094-3790 SURVEYOR:

LARYSVILLE, WA. 98270 PROFESSIONAL LAND SURVEYOR
4229 76th ST./ N.E.
VILLE, WA. 98270 (360) 653-5385 INC. 0F $\mathcal{C}$ 

**№** 8/12/05 02-082 FIELD BOOK DRAWN BY DDD

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE MITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF MARCH, 2005.

ISTERED PROFESSIONAL LAND SURVETOR CERTIFICATE NO. TISIOS DATE

OF WASHING TO

AUDITOR AND 8

SURVEYOR'S CERTIFICATE

